

# Eastwood Neighborhood Plan



## EXECUTIVE SUMMARY



APPROVED

• Louisville, Kentucky • November 2005





### **Acknowledgements**

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### Vision Statement

*In the year 2020, Eastwood has become a model for the “village” pattern of development. The area now consists of a flourishing mixed use center within walking distance of surrounding farms, parks, open space, and planned development.*

*Auto-oriented uses found along Shelbyville Road have been successfully blended with the historic, cultural, and civic uses lining Cut-Off Road to create a well defined, inviting Village Center consisting of neighborhood serving retail, office, multi-family, and institutional uses. The transportation network in and around Eastwood now serves as an asset to the community through well planned improvements to the roadways, new pedestrian links, and opportunities for alternative transportation modes (bicycles, transit).*

*Development standards put in place years earlier have helped maintain Eastwood’s unique characteristics and respected its historical influences, creating a special sense of place. Design standards have protected historic structures and reinforced Eastwood’s “small town” character, helping ensure compatibility between new and existing structures. Appropriate oversight of both sets of standards by a thriving association of residents and business owners has balanced goals for both growth and preservation.*

*In the year 2020, the Village of Eastwood has distinguished itself as community of the future by respecting its past.*





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### **Introduction**

The Eastwood neighborhood is located near the Shelby County line in eastern Louisville Metro. The neighborhood has no official boundaries but is generally viewed as the area radiating from Eastwood Cut-Off Road where it intersects with Shelbyville Road (US Highway 60). The outer reaches of the neighborhood are loosely formed by Valhalla Country Club to the west, Polo Fields subdivision to the north, Long Run Road to the east, and Interstate 64 to the south.

Eastwood began as a crossroads community and its rural character and village atmosphere are highly valued today by its residents and business owners. This unique character led to Eastwood becoming only one of five areas to be designated as a Village Form District when Louisville Metro's comprehensive plan, Cornerstone 2020 was adopted.

Increased development pressure due to the continued demand for housing, impending sewer extensions, and the attraction of Shelbyville road as a regional transportation corridor could jeopardize the integrity and charm of the community.

The Eastwood neighborhood plan process began in the spring of 2004 with the appointment of a neighborhood task force and the selection of a planning consultant who together, identified key issues and areas of interest within the community.

The purpose of this plan is to define the concept of “village” as it applies to Eastwood; to provide recommendations to further the ongoing efforts to protect and preserve the rural atmosphere of the area, and; to stimulate and guide development in the area consistent with the village characteristics. The Eastwood Neighborhood Plan documents the physical, social, and historical composition of the community. It also proposes solutions to current problems and suggests recommendations for future development. Research prepared and relied upon for adoption of Cornerstone 2020, the Comprehensive Plan for Louisville Metro, is considered to still be valid and was relied upon in the adoption of the Eastwood neighborhood plan.

Each neighborhood plan is required to include certain basic plan elements. These elements include a neighborhood identity narrative, a vision statement, a land use/community form component, a mobility component, a plan implementation section, and an executive summary. The plan may also contain optional components to address issues unique to each neighborhood. The Eastwood plan includes two optional components—a community facilities/services component and a open space/recreation component.

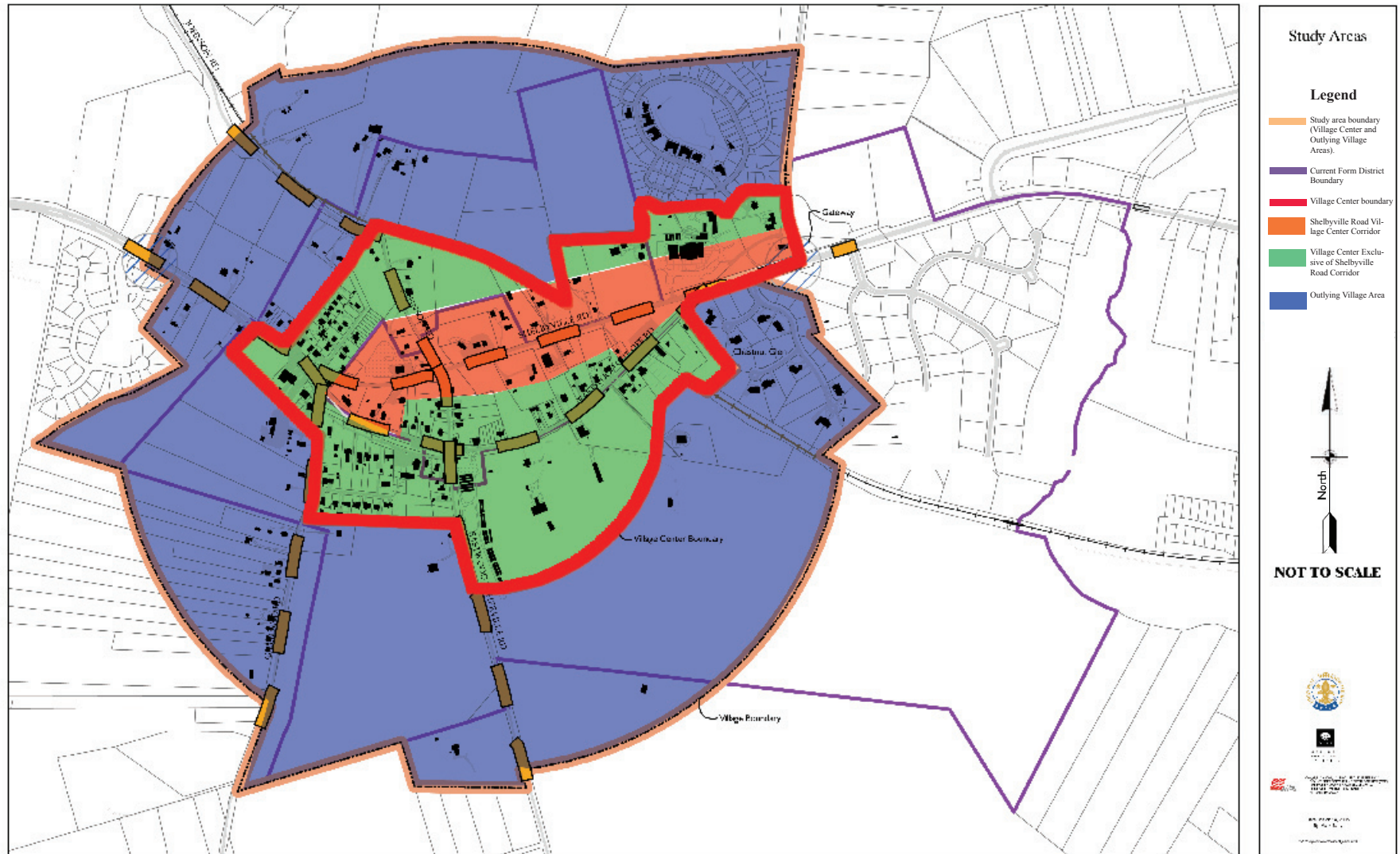
The plan implementation section contains specific recommendations relative to each of the plan components. The recommendations are organized into three general categories--infrastructure/capital improvements, policy/programmatic elements, and Cornerstone 2020/Land Development Code changes.

The Eastwood Neighborhood Plan is to be used as a guide in consideration of future land use, zoning, area capital improvements, and policy decisions. Adoption of the Executive Summary, including the vision statement and the recommended changes to Cornerstone 2020 and the Land Development Code will allow Eastwood to maintain its character and encourage residential and commercial growth consistent with the village context.





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### Land Use

The land use recommendations are intended to promote and reinforce a consistent and active pedestrian-oriented environment servicing the adjacent residential neighborhoods. Land use recommendations have been divided into two general categories—those dealing with neighborhood pattern and form, and those addressing village design standards.

### Neighborhood Pattern and Form Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU1. Revise the existing Village Form District Boundaries (Center and Outlying)	Louisville Metro Planning Commission	Short
LU2. Restrict future commercial zoning along the Shelbyville Road corridor, east of Eastwood Village boundary to the Jefferson County Line and west through the Floyds Fork Overlay District	Louisville Metro Planning Commission	Short
LU3. Limit non-residential land uses to the Village Center	Louisville Metro Planning Commission	Short
LU4. Limit multifamily residential to within or immediately adjacent to the Village Center		Short
LU5. Implement separate design standards for the Village Center and Outlying Village (see Design Standards)	Louisville Metro Planning Commission	Medium
LU6. Initiate an Area-Wide Rezoning process to change the zoning of the existing M-2 properties within the Village Center to C-1 with consent of the property owners	Louisville Metro Planning Commission	Medium
LU7. Expand the existing road network, adding streets and alleys, to encourage lot patterns appropriate to the Village form and consider creating opportunities for greens, squares, and other public open spaces •Ensure any new roadways reflect the pattern and character of the existing roadway system and minimize impacts to existing tree lines and natural features	Louisville Metro Planning Commission	Medium



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### Design Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU11. Develop a pattern book for the Village Form District to be used as a guide for applying architectural design principles that: <ul style="list-style-type: none"><li>o respect and enhance the existing mix of historic design styles and encourage both restoration and adaptive re-use to maintain the character of the area</li><li>o Incorporate elements of nearby historic buildings in new construction</li><li>o Promote careful building materials selection</li></ul>	Louisville Metro Planning Commission	Medium
LU12. Develop a streetscape master plan for Shelbyville Road to coordinate site furnishings, lighting, transit stop design, and landscaping	Louisville Metro Planning Commission	Medium
LU13. Develop a greenway master plan for Eastwood to encourage a “green edge” around the village limits and link future pedestrian trail connections when part of new development. Ensure private property rights are respected when considering any future connections	Louisville Metro Planning Commission Louisville Metro Parks Department	Medium
LU14. Establish design standards in addition to the Traditional Neighborhood Form District standards for the Village Center that distinguish development along the Shelbyville Road Corridor from development elsewhere in the Village Center	Louisville Metro Planning Commission	Short





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### **Village Center Design Standards (Applies to Entire Village Center)**

- a. Retail commercial footprints should be limited to 35,000 square feet or less within the Eastwood Village Center. In exceptional circumstances in which it can be clearly and convincingly demonstrated that the proposed structure and use, site design and related development (i.e. parking and maneuvering) are consistent with the scale, design, and intent of the village center as described in Cornerstone 2020 and further elaborated upon in the Eastwood Neighborhood Plan, may a square footage greater than 35,000 be approved.
- b. Require Development Review Committee review for buildings with a footprint greater than 15,000 square feet
- c. Require new buildings to incorporate design features that are compatible and consistent with existing buildings to maintain the existing character of Eastwood
- d. Exterior building materials shall consist primarily of wood, brick and stone and shall incorporate design features of traditional village character such as paned windows
- e. Define outdoor spaces within existing and future public rights-of-way to create greens, squares, boulevards, and medians to maintain the rural atmosphere and to connect the greenways and parks throughout the village
- f. Require signs to be externally lit and constructed from more traditional materials (wood, metal, cloth, etc.)

### **Village Center Design Standards (Exclusive of Shelbyville Road - *green area pg. 4*)**

- g. Provide mix of uses
  - o Develop incentives to provide a vertical mix of land uses – i.e., ground floor retail/service; upper floor residential/office
  - o Minimize tenant bays to 50' wide or less to promote a variety of stores/services
- h. Allow small setback variations and offsets to create breaks between buildings for pedestrian scale and visual interest along street facades
- i. Provide a sense of enclosure along the building front through design elements including, but not limited to:
  - o Street trees
  - o Recessed doorways
  - o Slant window awnings
  - o Site features such as lamp posts and benches
- j. Require parking to be located in the rear or at the curbside to maintain the street line of shops and to promote pedestrian focus and to reduce the speed of traffic along the internal village roadways
- k. Require new buildings to maintain 1:1 building height to street width to provide small village scale

### **Shelbyville Road Village Center Design Standards (Applies only to Shelbyville Road - *orange area pg. 4*)**

- l. Minimize new entrances onto Shelbyville Road through the use of shared entrances and service drives, where feasible
- m. Promote cross access between compatible uses and use alleys and service drives for vehicular access to sites to promote rural atmosphere created by landscape setbacks and buffers along Shelbyville Road
- n. Designate pedestrian crossings at major intersections for safe connections across Shelbyville Road to provide pedestrian access to areas of the Village Center on both sides of Shelbyville Road



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o. Design parking in pods or smaller areas broken by green space to reduce the impact of large asphalt parking lots and vehicles parked within the developments
p. Do not permit parking between buildings and Shelbyville Road frontage
q. Design buildings with more than one front façade to address frontage along Shelbyville Road as well as internal frontage served by rear or side access to parking as well as pedestrian cross-connections
r. Provide shared identification signs at access points to reduce the number of signs along Shelbyville Road
s. Maintain the 30 feet setback and 30 feet parkway buffer along Shelbyville Road with landscaping to provide buffer for commercial uses as well as to provide rural atmosphere
t. Require landscaping in parkway buffer to utilize native species and designs emulating the surrounding natural environment
u. Designate points on Shelbyville Road as gateways at the Village boundary and design gateway elements to create a sense of arrival
<b>Outlying Village Design Standards (<i>purple area pg. 4</i>)</b>
v. As land is developed, require a 30' greenway easement where recommended by an Eastwood Village Greenway Master Plan
w. Require new roads to be designed to run parallel to and preserve natural fence lines and tree lines where appropriate to maintain character of existing landscape
x. Designate Gilliland and Eastwood Fisherville Roads as Scenic Corridors from I-64 to the Village Center boundary
y. New residential development shall have buildings facing the street and shall encourage the use of the front porch and other semi-private architectural features to create hierarchy from the street to the private residence
z. Encourage conservation subdivision design practices for future development surrounding the village between Shelbyville Road and I-64 to help maintain a rural character for the area



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### Mobility Recommendations

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
M1. Develop a bicycle and pedestrian master plan to identify future bicycle, pedestrian, and multi-use corridors, including opportunities to connect with the proposed county loop along Floyds Fork	Louisville Metro Planning Commission	Medium
M2. Require sidewalks for all development within the Village Center to promote walking as a viable alternative	Louisville Metro Planning Commission	Short
M3. Promote greenway trails to provide pedestrian access within the Outlying Village when incorporated as part of new development	Louisville Metro Planning Commission	Short



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### Community Facilities

Recommendations relating to community facilities are associated with the physical form of such uses and their compatibility with other land uses within the village.

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
CF1. Require community facilities to adhere to the village design standards applicable to the area (center, outlying) located	Louisville Metro Planning Commission	Short
CF2. Develop incentives for shared parking with compatible adjacent uses	Louisville Metro Planning Commission	Medium
CF3. Establish design standards in addition to the Neighborhood Form District standards for the Village Outlying for community facilities	Louisville Metro Planning Commission	Short
a. Prohibit parking between the building façade and the street		
b. Establish open space requirements related to building size		
c. Require new buildings to incorporate design features that are compatible and consistent with existing buildings to maintain the existing character of Eastwood		
d. Exterior building materials shall consist primarily of wood, brick and stone and shall incorporate design features of traditional village character such as paned windows		
e. Allow for use of alternative pavements (i.e., porous pavers) in larger lots where parking is only used few days of the week		
f. Limit external illumination of parking areas and signs to levels to minimize light pollution		



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### Recreational/Open Space Recommendations

The recreational/open space recommendations are intended to advance and expand the existing park and associated facilities. There is a strong sense of community present in Eastwood. The recommendations include key elements and tools needed to help maintain and strengthen this sense of community.

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
R1. Emphasize pedestrian connections between parks, open space and civic uses through side-walks and greenways	Louisville Metro Planning Commission	Short
R2 Prepare a greenway plan to connect existing and future parks and open space when incorporated as part of new development	Louisville Metro Planning Commission Louisville Metro Parks	Short
R3. Develop open space standards relative to its location (center vs. edge)	Louisville Metro Planning Commission	Medium
R4. Use open space standards in the Outlying Village as a tool for protection of sensitive areas	Louisville Metro Planning Commission	Medium